



**35 Blunden Close,
Long Melford, Suffolk**

**DAVID
BURR**



35 BLUNDEN CLOSE, LONG MELFORD, SUDBURY, SUFFOLK, CO10 9LL

Long Melford is a fine village characterised by its wide variety of architecture, shops and famous green dominated by the Holy Trinity Church (once described as the most moving parish church in England). The nearby market towns of Sudbury (3 miles) and the cathedral town of Bury St Edmunds (15 miles) offer a comprehensive range of facilities, the former with a commuter rail link to London Liverpool Street (90 minutes).

An extremely well-presented detached family house situated on a quiet cul-de-sac within a highly regarded development in one of East Anglia's sought-after villages. The property, once the show home for the development, has been considerably upgraded and contains well-balanced accommodation over two levels which includes a sitting room, dining room, kitchen/breakfast room and study together with a utility room and cloakroom. Upstairs are four well-proportioned double bedrooms (the master with en-suite) and a family bathroom. In front of the property is a private driveway providing off-road parking which in turn leads onto a double tandem garage while to the rear is a particularly generous private enclosed garden with decking and attractive area of seating.

A four-bedroom detached house with tandem garage, generous garden and off-road parking.

Front door leading to:-

ENTRANCE HALL: With staircase rising to first floor, Amtico flooring and doors leading to:-

SITTING ROOM: 16'10" x 11'6" (5.12m x 3.51m) A well-proportioned room with a window to the front allowing for plenty of natural light, ample space for seating and double doors leading through to:-

DINING ROOM: 12'3" x 10'0" (3.74m x 3.05m) With plenty of room for a large dining table and chairs adjacent to floor-to-ceiling uPVC glass panel double doors which open onto the garden.

KITCHEN/BREAKFAST ROOM: 15'4" x 14'8" (4.68m x 4.48m) With a continuation of Amtico flooring and space for a dining table and chairs adjacent to uPVC double doors. The kitchen has been finished to a high standard with a number of upgrades including Quartz worksurfaces and splashback behind the hob. Matching range of base and wall level units with worksurfaces incorporating a stainless-steel Franke sink with faucet tap over and drainer to side and a range of integrated appliances include an AEG double oven, refrigerator and freezer and AEG dishwasher. Five-ring stainless-steel AEG gas hob with extractor fan over. Door leading to understairs storage cupboard which has been cleverly redesigned as a kennel and with a further door leading to:-

UTILITY: 7'0" x 5'9" (2.13m x 1.74m) With Amtico flooring, door leading outside and a range of base and wall level units with an integrated washing machine and space for tumble dryer.

STUDY: 7'2" x 7'0" (2.18m x 2.14m) An ideal space to work from home and with fitted storage for coats and shoes.

CLOAKROOM: Containing a WC and pedestal wash hand basin with tiled splashback.

First Floor

LANDING: With a useful airing cupboard off, access to loft storage space and doors leading to:-

BEDROOM 1: 15'5" x 11'10" (max) (4.69m x 3.60m) A generous double room with twin sets of double wardrobes and an open outlook to the front. Feature panelled wall and door leading to:-

EN-SUITE: Containing a double-width shower with tiled surround, waterfall style showerhead and additional attachment below and a glass screen door. WC, pedestal wash hand basin and a full-height chrome heated towel rail.

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BEDROOM 2: 10'6" x 9'11" (3.21m x 3.02m) An ideal guest room with an outlook over the rear garden and floor-to-ceiling fitted wardrobes with inset shelving and hanging rail.

BEDROOM 3: 11'10" x 9'11" (3.61m x 3.02m) A further double bedroom with an outlook to the rear and a panelled feature wall.

BEDROOM 4/DRESSING ROOM: 13'9" x 9'8" (4.20m x 2.94m) Converted into an exceptionally high-quality dressing room with a central storage island with drawers on each side and a range of open fronted wardrobes with display shelving and hanging rails. Further useful linen cupboard off.

BATHROOM: 7'3" x 6'11" (2.22m x 2.10m) With tiled flooring and partially tiled walls and containing a panelled bath with mixer tap and shower attachment over, WC, pedestal wash hand basin and a full-height chrome heated towel rail.

Outside

The property is approached via a private access which serves just a small number of dwellings and leads onto a private brick paved driveway with **OFF-ROAD PARKING** for two vehicles. Steps lead up to the front door enclosed by state fencing and well-stocked beds.

The rear garden is particularly generous owing to the fact that the property was once the show home for the development and contains an expanse of lawn enclosed by raised beds edged with oak sleepers. A stone paved terrace sits adjacent to the property itself with a further area of decking providing an attractive area of seating. Further benefits include an external tap and a gate leading down to the driveway.

GARAGE: 23'0" x 10'2" (7.01m x 3.11m) Particularly generous in size with an up-and-over door, power and light connected.

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

AGENT'S NOTES

Planning permission has been submitted for an orangery style rear extension, further details of which can be found using Babergh district council planning portal with reference number DC/24/00018.

As is not uncommon with properties of this style, a service charge exists in the amount of £155 per quarter for the maintenance of common areas amongst other things. For further information please contact the office.

EPC RATING: Band B – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000). **COUNCIL TAX BAND:** F

TENURE: Freehold

CONSTRUCTION TYPE: Brick

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. **Speed:** up to 1000 mbps download, up to 220 mbps upload

Phone signal: Yes – Three, O2, Vodafone.

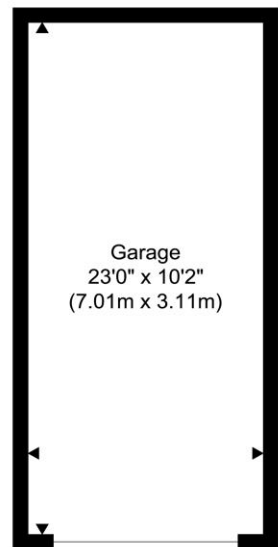
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WHAT3WORDS: salt.flatten.precluded

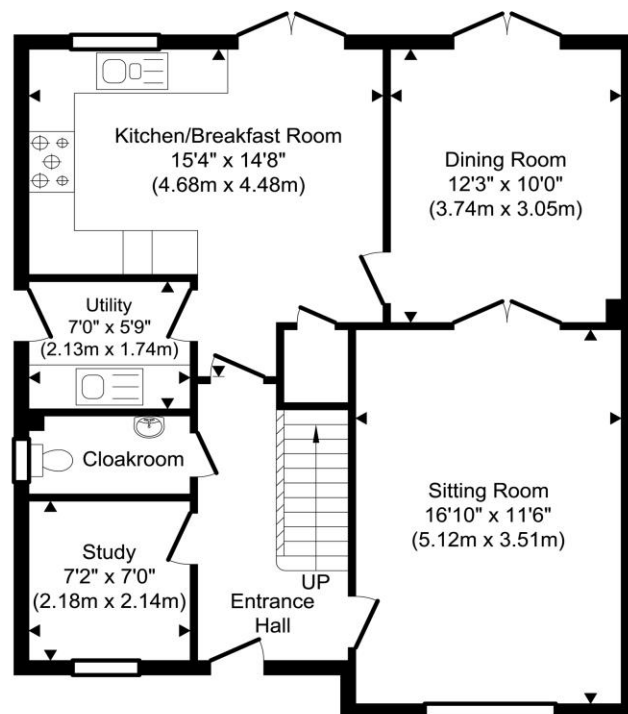
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

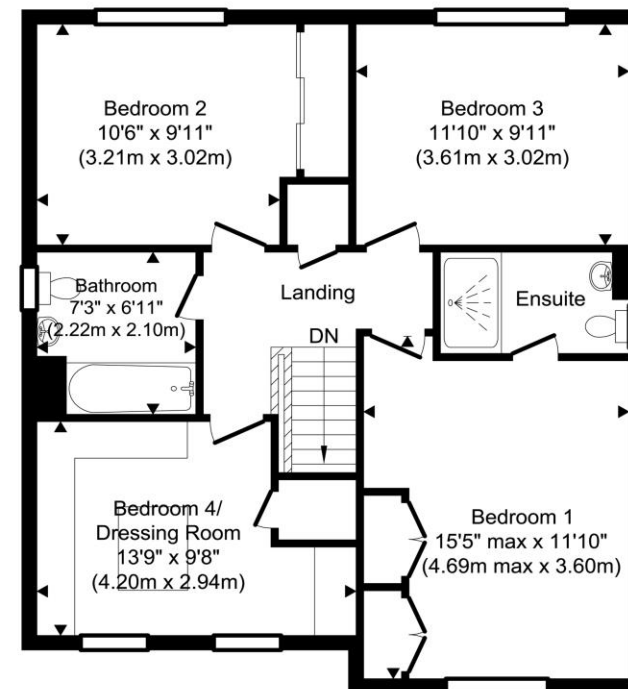
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Outside
Approximate Floor Area
234.65 sq. ft.
(21.80 sq. m)



Ground Floor
Approximate Floor Area
727.53 sq. ft.
(67.59 sq. m)



First Floor
Approximate Floor Area
727.53 sq. ft.
(67.59 sq. m)

TOTAL APPROX. FLOOR AREA 1689.71 SQ.FT. (156.98 SQ.M.)

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